

WEYMOUTH RD.

Weymouth Road, Eccles

Manchester



In Excess of **£240,000**

Weymouth Road

Eccles, Manchester

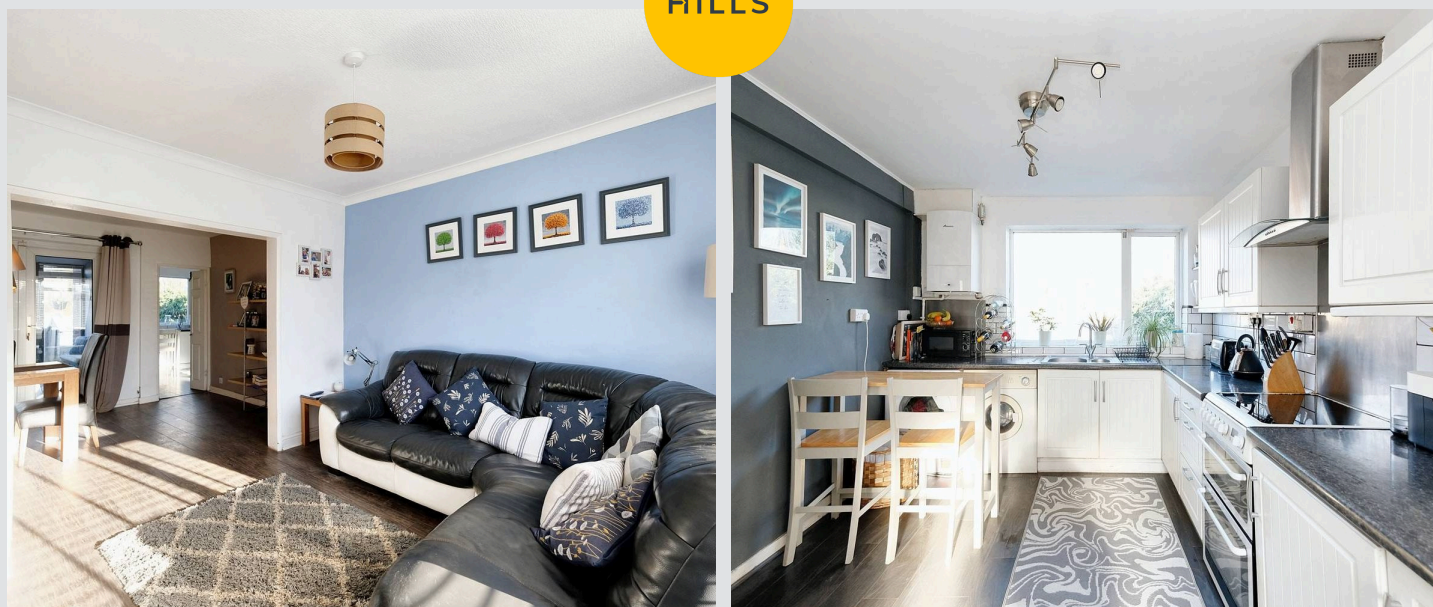
Council Tax band: TBD

Tenure: Freehold

- Spacious three bedroom semi-detached family home
- Off road parking to the front
- Well presented fitted kitchen
- Modern three piece bathroom suite
- Large rear garden with decking area
- Gas central heating and double glazed throughout
- Perfect for first time buyers and families alike
- Conservatory to the rear
- Located close to good schooling, Monton Village and excellent transport links



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Lounge

11' 1" x 12' 5" (3.38m x 3.78m)

Laminate flooring, double glazed window, ceiling Light point power point and radiator.

Dining Room

15' 6" x 9' 6" (4.72m x 2.90m)

Laminate Flooring, ceiling light point, french doors, storage cupboard beneath the stairs, radiator and power points.

Conservatory

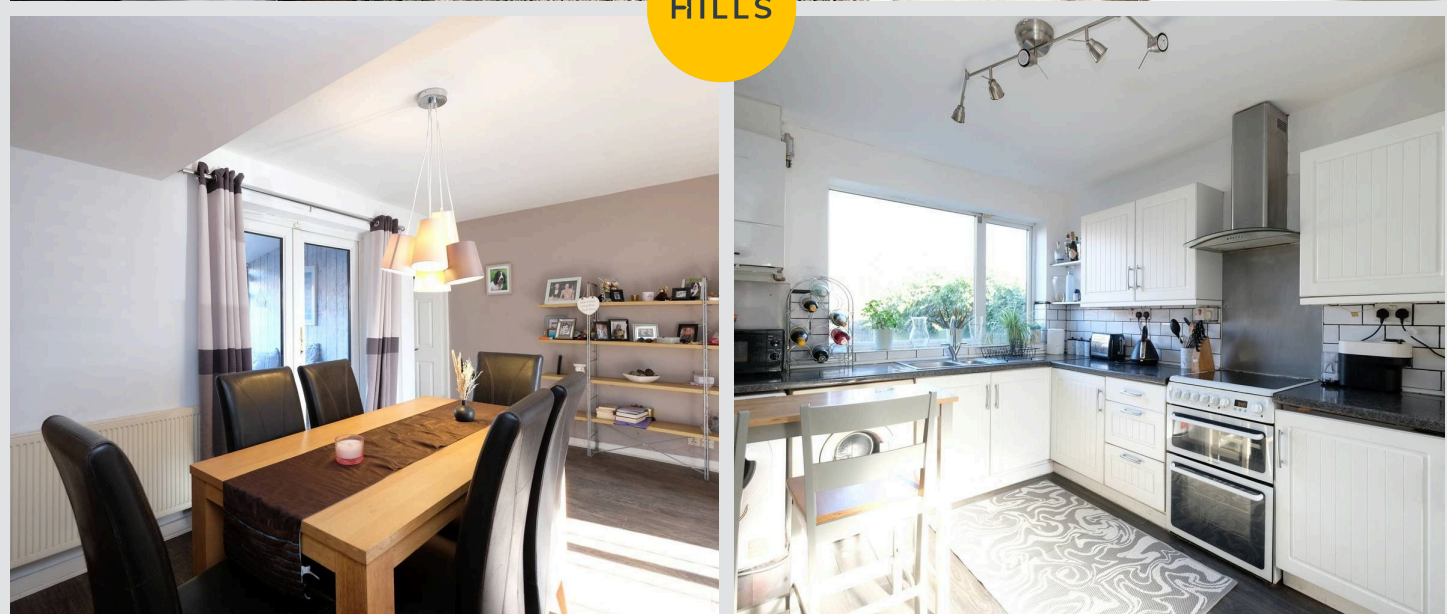
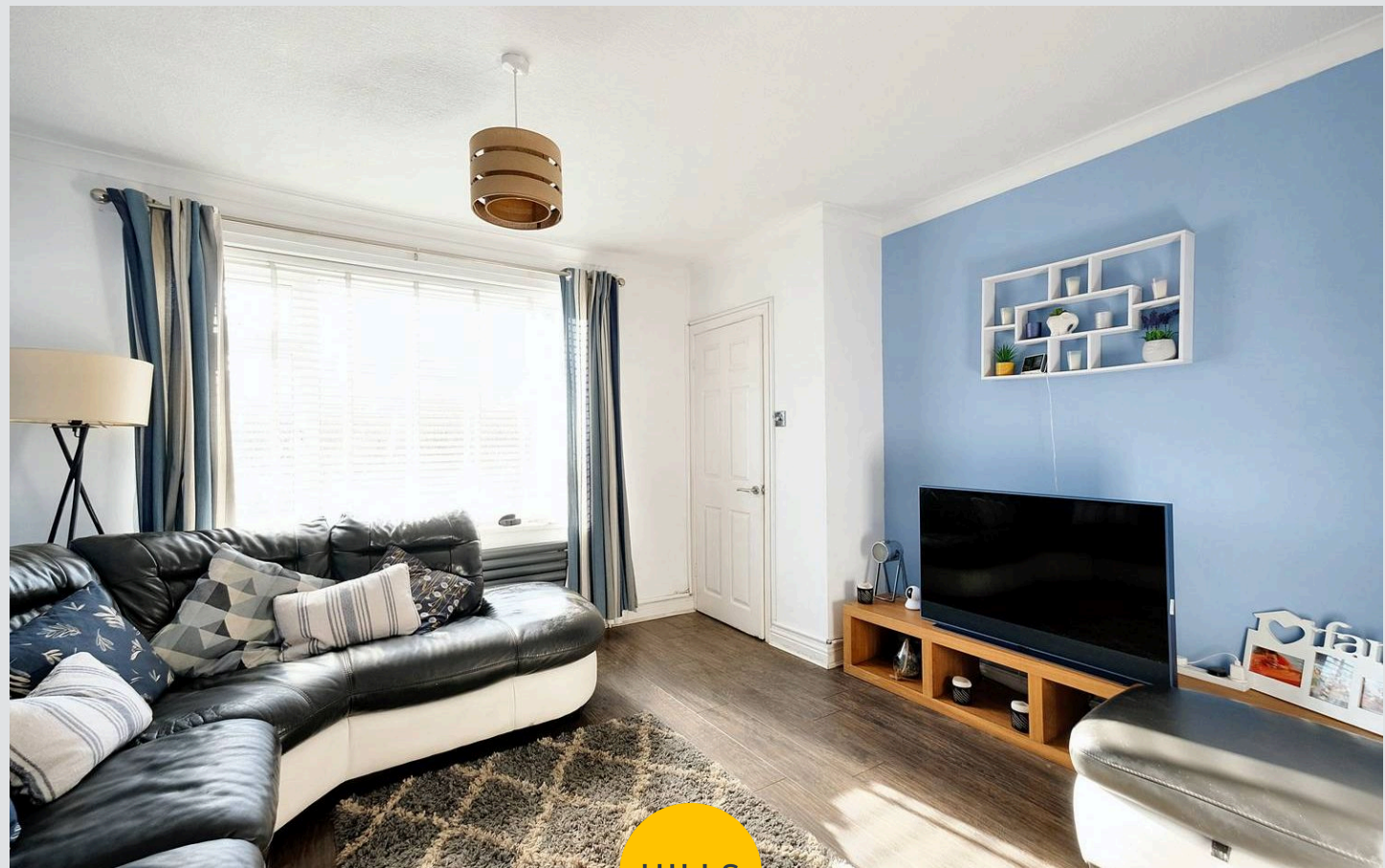
10' 3" x 8' 4" (3.12m x 2.54m)

Laminate flooring, ceiling light point, double glazed windows and wooden French doors.

Kitchen & Dining Room

18' 9" x 9' 3" (5.72m x 2.82m)

Laminate flooring, ceiling light point, double glazed window, a range of wall and base units, stainless steel sink, extractor above freestanding cooker, space for undercounter fridge and freezer, boiler and PVC external door.



Bedroom One

10' 9" x 9' 4" (3.28m x 2.84m)

Carpeted floor, ceiling light spots, double glazed window, power points, radiator and fitted wardrobes.

Bedroom Two

9' 9" x 9' 4" (2.97m x 2.84m)

Carpeted Floor, double glazed windows, ceiling light point, radiator, power points and fitted wardrobes.

Bedroom Three

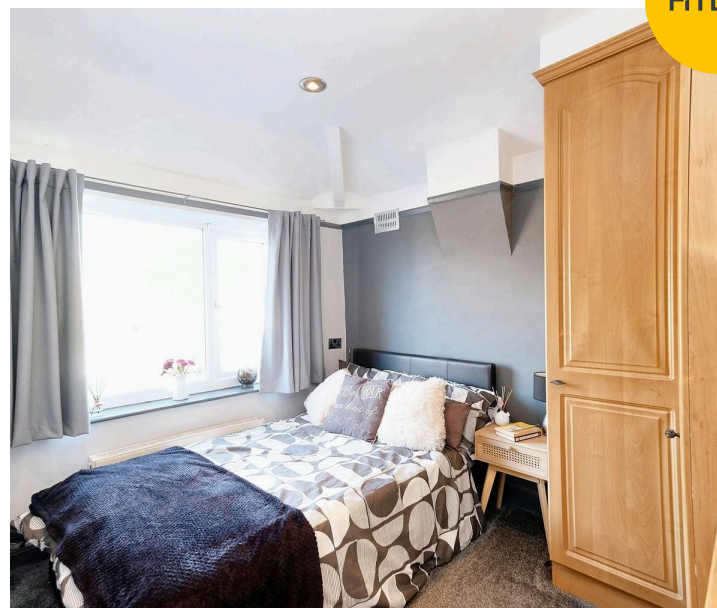
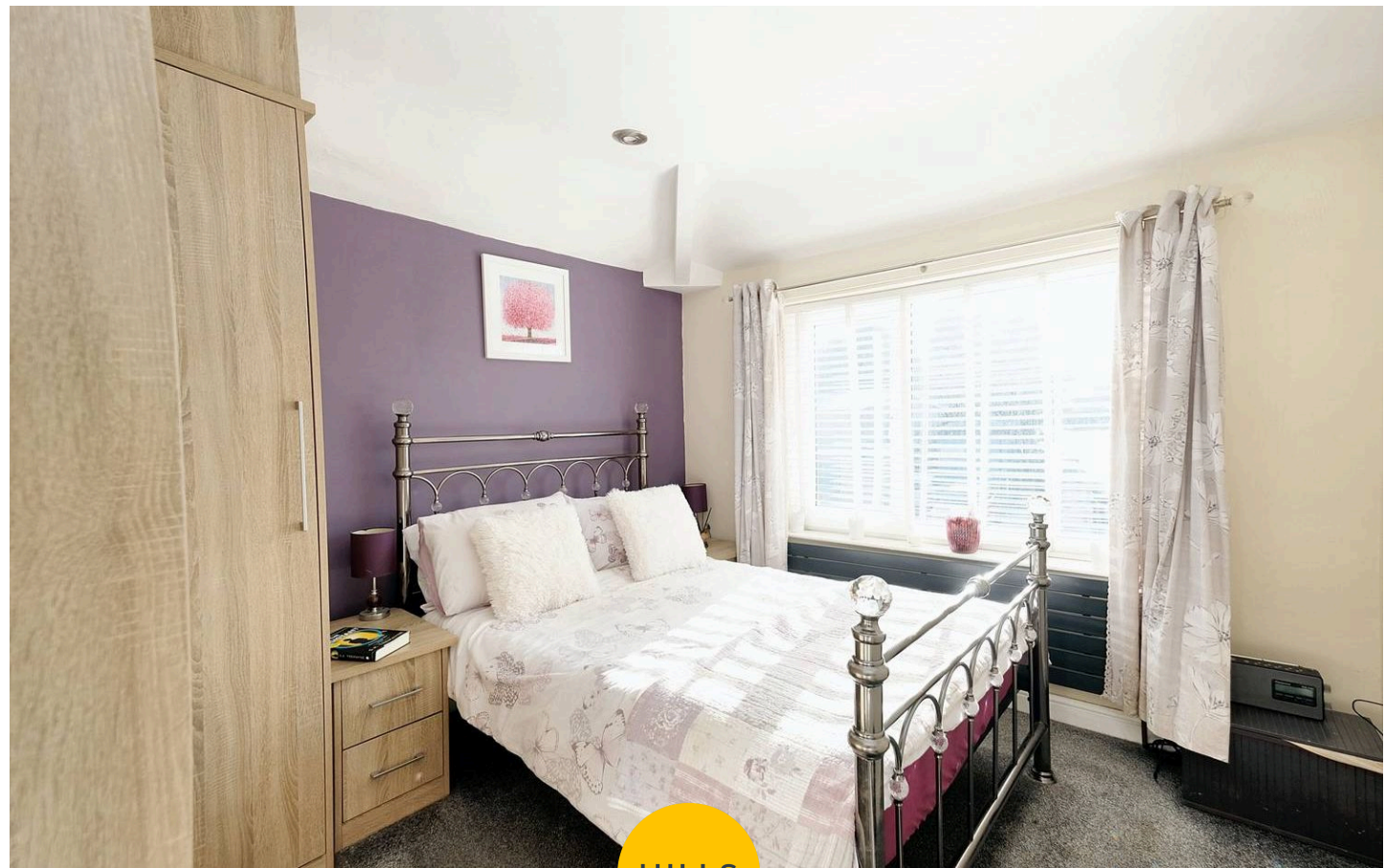
8' 0" x 6' 0" (2.44m x 1.83m)

Carpeted floor, double glazed window, radiator, power points and ceiling light point.

Bathroom

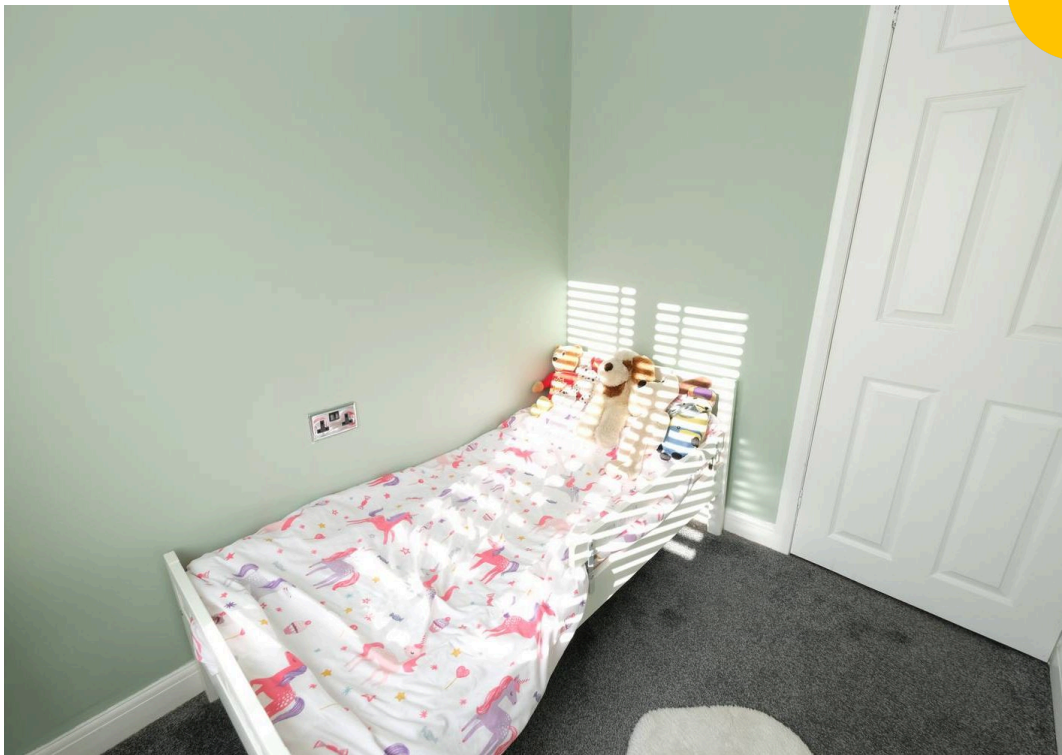
6' 6" x 6' 0" (1.98m x 1.83m)

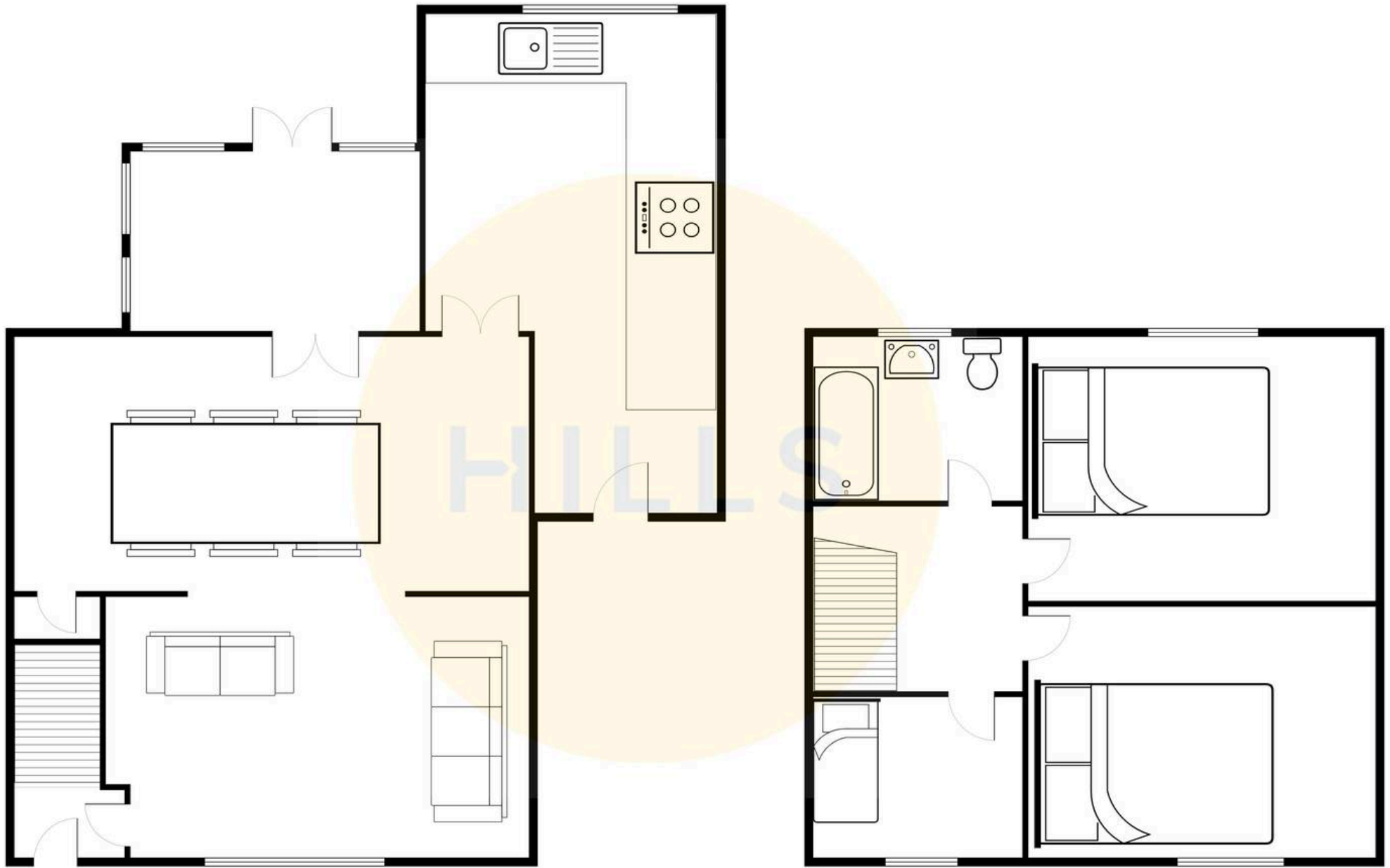
Featuring a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, wall mounted radiator, tiled walls and floor.





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